146.0	0003	0019.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	896,200	/	896,200
USE VALUE:	896,200	/	896,200
ASSESSED:	896,200	/	896,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		HILLCREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DIRIENZO JOHN S/KELLY A
Owner 2:	
Owner 3:	
Street 1:	9 HILLCREST STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	VARRALLO DANIEL & IVANA -
Owner 2:	-
Street 1:	9 HILLCREST STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,500 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1993, having primarily Vinyl Exterior and 2394 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7500.000	380,200		516,000	896,200
Total Card	0.172	380,200		516,000	896,200
Total Parcel	0.172	380,200		516,000	896,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 374.35 | /Parcel: 374.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	96050
GIS Ref	
GIS Ref	
Insp Date	05/19/18

!11435!

PREVIOUS ASSESSMENT

Parcel ID: 146.0-0003-0019.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	380,200	0	7,500.	516,000	896,200	896,200	Year End Roll	12/18/2019
2019	101	FV	309,300	0	7,500.	483,800	793,100	793,100	Year End Roll	1/3/2019
2018	101	FV	308,000	0	7,500.	399,900	707,900	707,900	Year End Roll	12/20/2017
2017	101	FV	308,000	0	7,500.	367,700	675,700	675,700	Year End Roll	1/3/2017
2016	101	FV	308,000	0	7,500.	335,400	643,400	643,400	Year End	1/4/2016
2015	101	FV	292,300	0	7,500.	329,000	621,300	621,300	Year End Roll	12/11/2014
2014	101	FV	292,300	0	7,500.	305,700	598,000	598,000	Year End Roll	12/16/2013
2013	101	FV	292,300	0	7,500.	290,900	583,200	583,200		12/13/2012

PRINT

Date	Time
12/11/20	01:36:26

LAST REV

Date	Time
12/19/19	16:05:01
danam	
11435	

USER DEFINED

Prior Id # 1:	96050
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VARRALLO DANIEL	1288-35		7/28/2004		595,000	No	No		
SALVUCCI LUIGI	1210-161		9/3/1999	Family	1	No	No		
LANGEVIN JOHN K	1098-83		8/9/1999		320,000	No	No		
MARTIN LESTER	1098-83		8/12/1992		163,500	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/6/2019	810	New Wind	6,705	C				
3/27/2019	413	Redo Bat	39,000	C				
6/8/2012	727	Siding	17,000					REMOVE VINYL SIDIN

ACTIVITY INFORMATION

Date	Result	By	Name
5/19/2018	Inspected	BS	Barbara S
4/24/2018	MEAS&NOTICE	BS	Barbara S
7/19/2012	Info Fm Prmt	BR	B Rossignol
3/10/2009	Inspected	372	PATRIOT
1/29/2009	Measured	372	PATRIOT
6/19/2000	MLS		
1/6/2000	Mailer Sent		
1/4/2000	Measured	163	PATRIOT
6/1/1994		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7500		Sq. Ft.	Site		0	80.	0.86	9									516,000						516,000	

Total AC/HA: 0.17218 | Total SF/SM: 7500 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 516,000 | Spl Credit | Total: 516,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1993	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	5.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	5.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.21390975
Const Adj.:	0.99989998
Adj $ / SQ:	127.448
Other Features:	111040
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	402762
Depreciation:	22555
Depreciated Total:	380208

COMMENTS

JACUZZI IN 3/4 BATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	4	Baths:	1	HB	1				

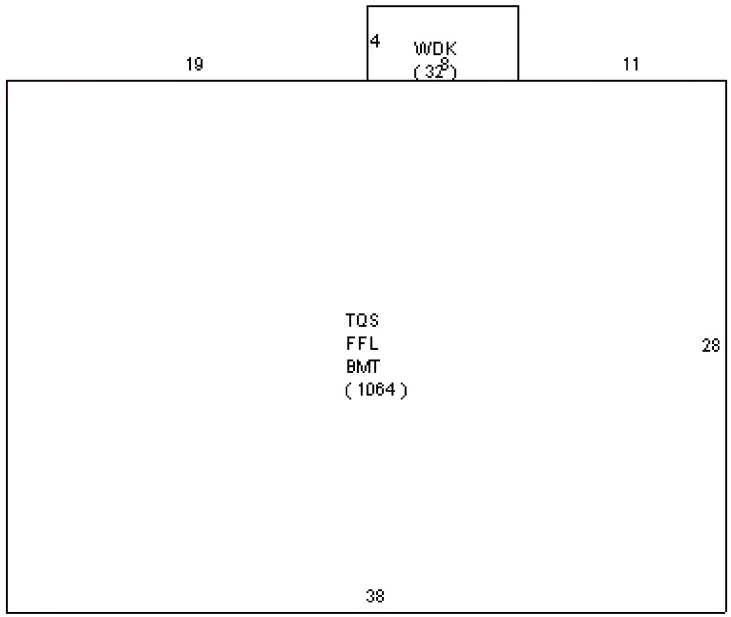
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	127.45
Special Features:	0	Val/Su Net:	128.53
Final Total:	380200	Val/Su SzAd	204.19

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,064	50.660	53,903
FFL	First Floor	1,064	127.450	135,604
TQS	3/4 Story	798	127.450	101,703
WDK	Deck	32	16.000	512

Net Sketched Area:	2,958			Total:	291,722
Size Ad	1862	Gross Are	3224	FinArea	2394

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

146.0-0003-0019.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	